

Part 8: Individual Chapter 11 Debtors (Only)

a. Gross income (receipts) from salary and wages	\$0
b. Gross income (receipts) from self-employment	\$0
c. Gross income from all other sources	\$0
d. Total income in the reporting period (a+b+c)	\$0
e. Payroll deductions	\$0
f. Self-employment related expenses	\$0
g. Living expenses	\$0
h. All other expenses	\$0
i. Total expenses in the reporting period (e+f+g+h)	\$0
j. Difference between total income and total expenses (d-i)	\$0
k. List the total amount of all postpetition debts that are past due	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes <input type="radio"/> No <input checked="" type="radio"/>	
m. If yes, have you made all Domestic Support Obligation payments? Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>	

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts
Signature of Responsible Party
Manager
Title

Alan Gomperts
Printed Name of Responsible Party
08/20/2024
Date

Seaton Investments, LLC
Preliminary Balance Sheet
As of July 31, 2024

	<u>Jul 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Farmers and Merchants - Tax Acc	200.00
Farmers and Merchants Checking	85,437.43
Total Checking/Savings	<u>85,637.43</u>
Other Current Assets	
Intercompany Receivable - SLA	-7,000.00
Intercompany Receivable - SR	155,910.00
Total Other Current Assets	<u>148,910.00</u>
Total Current Assets	<u>234,547.43</u>
Fixed Assets	
Accum deprec, Leasehold imorov	-1,102,583.83
Accumulated Depreciation	-1,051,978.50
Buildings	3,353,552.00
Land	2,706,028.39
Leasehold Improvements	2,576,588.89
Total Fixed Assets	<u>6,481,606.95</u>
Other Assets	
Accum. Amortization loan fees	-769,747.00
capitalized interest on bldg	1,015,326.13
Construction in process	12,903,690.87
Construction Reserve	2,527.33
Prepaid loan fees	839,725.43
Total Other Assets	<u>13,991,522.76</u>
TOTAL ASSETS	<u><u>20,707,677.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
KDM- LOC	2,507,292.98
Loan Payable - Broadway Avenue	-250.00
Payable Colyton	-5,402,117.87
Tenant Security Deposits Held	313,356.75
Total Other Current Liabilities	<u>-2,581,718.14</u>
Total Current Liabilities	<u>-2,581,718.14</u>
Long Term Liabilities	
Loan - KDM	
Colyton's share on KDM loan	8,968,306.28
Loan - KDM - Other	26,131,693.72
Total Loan - KDM	<u>35,100,000.00</u>
Member Loans	<u>600,000.00</u>
Total Long Term Liabilities	<u>35,700,000.00</u>

Total Liabilities	33,118,281.86
Equity	
Capital, Alan Gomperts	-1,383,141.61
Capital, Daniel Halevy	-1,383,138.61
Capital, Simon Harkam	-497,928.20
Capital, Sue Halevy	-2,268,346.48
Retained Earnings	-6,730,751.03
Net Income	-147,298.79
Total Equity	-12,410,604.72
TOTAL LIABILITIES & EQUITY	20,707,677.14

Seaton Investments, LLC
Preliminary Profit & Loss
July 2024

	<u>Jul 24</u>
Ordinary Income/Expense	
Income	
Reimbursement Income	16,706.12
Rental Income	37,932.00
Total Income	<u>54,638.12</u>
Expense	
Bank Service Charges	55.84
Insurance Expense	2,267.44
Managment Fees	5,000.00
Repairs and Maintenance	11,508.88
Taxes - Property	1,848.77
Taxes & Licenses	250.00
Total Expense	<u>20,930.93</u>
Net Ordinary Income	<u>33,707.19</u>
Net Income	<u><u>33,707.19</u></u>

Seaton Investments, LLC
Preliminary Statement of Cash Flows
July 2024

	<u>Jul 24</u>
OPERATING ACTIVITIES	
Net Income	<u>33,707.19</u>
Net cash provided by Operating Activities	<u>33,707.19</u>
Net cash increase for period	33,707.19
Cash at beginning of period	<u>51,930.24</u>
Cash at end of period	<u><u>85,637.43</u></u>

[illegible]

Seaton Investments, LLC
Insurance Schedule

<u>Insurance Carrier</u>	<u>Insurance Type</u>	<u>Policy Number</u>	<u>Expiration Date</u>	<u>Date Premium Paid</u>
Associated Industries Insurance Co, Inc	431 Colyton buildings	SLSTPTY12067624	6/10/25	5/29/24
Lloyd's, London	Terrorism	UTS2574228.23	8/30/24	9/6/23
SENECA	440 Seaton Building	SLSTPTY12067624	6/5/25	5/29/24
James River Insurance	General Liability	00097801-3	11/30/24	7/2/24

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants Checking, Period Ending 07/31/2024

	Jul 31, 24
Beginning Balance	<u>51,730.24</u>
Cleared Transactions	
Checks and Payments - 8 items	-20,930.93
Deposits and Credits - 4 items	54,638.12
Total Cleared Transactions	<u>33,707.19</u>
Cleared Balance	<u>85,437.43</u>
Register Balance as of 07/31/2024	85,437.43
Ending Balance	85,437.43



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
OPERATING ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

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Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Operating Account

Bankruptcy Trustee Summary

Account Number	5619	Number of Enclosures	4
Beginning Balance	51,730.24	Statement Dates	7/01/24 thru 7/31/24
4 Deposits/Credits	54,638.12	Days in the statement period	31
8 Checks/Debits	20,930.93	Average Ledger	60,859.92
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	85,437.43		

Deposits and Other Credits

Date	Description	Amount
7/17	EPICTRUSTCA 9096771001 SEATON INVESTMEN CORP PAY 02100002003CCD	16,706.12
7/17	WGW SALES INC ACH ITEM 042000015710674 1260516436 PPD Seaton Investments	18,288.00

Continued on next page

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5619 (continued)

Deposits and Other Credits

Date	Description	Amount
7/22	Mobile Deposit - Checking	10,500.00
7/31	WGW SALES INC ACH ITEM 042000012880405 1260516436 PPD Seaton Investments	9,144.00

Checks and Other Debits

Date	Description	Amount
7/03	PATHWARD NA D420747941 1073-2933299 SEATON INVESTMEN ACH PMNTS 07397218023CCD	2,267.44-
7/03	Account Analysis Charge	55.84-
7/18	LA Co TTC Paymnt 0000079161 3878020260 Seaton Investmen 2138937935 24207175689CCD	1,848.77-
7/19	QUARTERLY FEE 1501000502 0000 SEATON INVESTMEN PAYMENT 04103604696CCD	250.00-

Checks In Number Order

Date	Check#	Amount	Date	Check#	Amount	Date	Check#	Amount
7/03	1007	2,500.00	7/29	1009	5,931.92			
7/03	1008	5,576.96	7/29	1010	2,500.00			

* Denotes missing check numbers

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
7/01	51,730.24	7/18	74,475.35	7/29	76,293.43
7/03	41,330.00	7/19	74,225.35	7/31	85,437.43
7/17	76,324.12	7/22	84,725.35		

End of Statement

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SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1007
90-118/1222
Date July 1, 2024
Pay to the Order of Almighty Builders, Inc. \$ 2,500.00
Two thousand five hundred Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
For Manuel Roca
5619 1007

1007 \$2,500.00 Posted Date 7/03/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1008
90-118/1222
Date July 1, 2024
Pay to the Order of Almighty Builders, Inc. \$ 5,576.96
Five thousand five hundred & seventy six & 96/100 Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
For Julie Roca
5619 1008

1008 \$5,576.96 Posted Date 7/03/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1009
90-118/1222
Date July 26, 2024
Pay to the Order of Almighty Builders, Inc. \$ 5,931.72
Five thousand nine hundred & thirty one & 72/100 Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
For Repairs July
5619 1009

1009 \$5,931.92 Posted Date 7/29/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1010
90-118/1222
Date July 26, 2024
Pay to the Order of Almighty Builders, Inc. \$ 2,500.00
Two thousand five hundred Dollars
F&M Farmers & Merchants Bank
San Juan Capistrano Office
For Manuel Roca
5619 1010

1010 \$2,500.00 Posted Date 7/29/2024

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants - Tax Acc, Period Ending 07/31/2024

	<u>Jul 31, 24</u>
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 07/31/2024	200.00
Ending Balance	200.00



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
TAX ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

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Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Tax Account

Bankruptcy Trustee Summary

Account Number	5627	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	7/01/24 thru 7/31/24
Deposits/Credits	0.00	Days in the statement period	31
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
7/01	200.00				

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5627 (continued)

End of Statement

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – JULY 31, 2024** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) August 21, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 21, 2024
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk:** zev.shechtman@salu.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam:** tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Archway Real Estate Income Fund I SPE I, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Gerrick Warrington:** mfletcher@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party: **Avi Muhtar:** amuhtar@eaccidents.com
- Courtesy NEF/Interested Party: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpreion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov